

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, February 08, 2011
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

CLOSED SESSION - 7:15 P.M.

- A. Conference with Legal Counsel pursuant to Government Code Section 54956.9(c):
Initiation of litigation, one case

Attended by: Directors Lieberman, Wozniak, Braunstein, Warden, Feierbach, Executive Director Scoles, Interim City Attorney Kane, and Community Development Director de Melo. Agency Secretary Cook was excused from attending.

ADJOURNMENT at this time, being 7:35 P.M.

**Terri Cook
Agency Secretary**

REGULAR MEETING

CALL TO ORDER 7:55 P.M.

ROLL CALL

Directors Present: Wozniak, Warden, Feierbach, Lieberman, Braunstein

Directors Absent: None

Staff Present: Executive Director Scoles, Agency Attorney Zafferano, Finance Director Fil, Community Director De Melo, City Treasurer Violet, Agency Secretary Cook

REPORT FROM CLOSED SESSION

Interim City Attorney Kane reported that initiation of litigation was authorized during the Closed Session held earlier.

CONSENT CALENDAR

Approval of Minutes of Regular Meeting of January 11, 2011

Approval of Resolution 530 Accepting a Grant Deed for Real Property Located at 1300 El Camino Real, Belmont, Assessor Parcel Number 045-244-010

ACTION: On a motion by Director Braunstein, seconded by Director Wozniak, the Consent Agenda was unanimously approved by a show of hands.

ADDITIONAL BUSINESS

Resolution Waiving Construction/Building Permit Fees for Tenant Improvements for the SunEdison Company at 600 Clipper Drive

Community Development Director de Melo stated that staff has been in discussions with SunEdison regarding their potential plans for locating in the partially vacant building at 600 Clipper Drive. He explained that SunEdison is requesting subsidies from the City of Belmont and from the State of California for tenant improvements, and the amount requested from Belmont is \$106,400. He noted that the Redevelopment Agency has sufficient funds to meet this request.

Community Development Director de Melo stated that SunEdison's use of this building will be primarily for research and development. He noted that it will not be a significant sales tax generator, although there will be ancillary benefits, including the creation of jobs.

Carole Jacolick, on behalf of SunEdison, explained that approximately 40 existing SunEdison jobs will be relocated to this facility from out of state, and local recruitment has already begun. She stated that the company intends to create 400 jobs over the next three years. She noted that the building was chosen due to its proximity to Highway 101 and the visibility of signage. She stated that SunEdison will not install a cafeteria on site in order to encourage the use of local food establishments.

Community Development Director de Melo stated that the Façade Improvement Program was recently revamped, but no applications have been received until now.

Marc Hershman, on behalf of Assemblyman Jerry Hill, stated that Assemblyman Hill is in support of SunEdison and its request for local assistance. He noted that Belmont is a sustainable community, and SunEdison's focus is on sustainable resources.

In response to Director Warden, Community Development Director de Melo explained that the General Plan Maintenance Fee is intended for the ongoing efforts on the General Plan Update. Director Warden suggested waiving this fee.

Director Lieberman expressed support for this type of business, especially the jobs it will create. He stated he could support a portion or all of SunEdison's request.

Director Wozniak stated that she could support this request, especially for a sustainable business. She noted that although it is a small company, it is stable. She commented that SunEdison's locating to a vacant building fulfills the requirements of the Façade Improvement Program. She expressed support for a waiver of the General Plan fee. She stated that SunEdison's employees can make use of the new bike bridge.

Director Braunstein expressed support for this request as a way to demonstrate Belmont's commitment to new and green businesses locating in Belmont. He stated that this could attract other

green technology businesses.

Director Warden expressed concerns regarding traffic and the total dollar amount of the request. He supports the creation of new jobs.

Chair Feierbach stated that local schools are impacted. She expressed support for the creation of local jobs, not the relocation of jobs from elsewhere.

Executive Director Scoles suggested having SunEdison or the Redevelopment Agency pay the General Plan Maintenance Fee rather as opposed to waiving it. He noted that the potential for future sales tax is unknown, and he suggested having an agreement that this location be the point of sale for any future sales generation.

ACTION: On a motion by Director Lieberman, seconded by Director Warden, and unanimously approved by a show of hands to approve Resolution 531 Waiving Construction/Building Permit Fees for Tenant Improvements for the SunEdison Company at 600 Clipper Drive, amended to reduce the level of subsidy to an \$86,400 waiver of construction/building permit fees, to have SunEdison pay the General Plan Maintenance Fee, and to direct staff to negotiate an agreement regarding future sales tax generation.

ADJOURNMENT at this time, being 8:25 P.M.

Terri Cook
Agency Secretary

Meeting audio-recorded and videotaped
Audio Recording 778